



**CHURCHILL**  
estates

Wellington Passage, Wanstead, E11 2AL  
£1,125 Per Month

Bedrooms: 0 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**

Council: Redbridge | Council Tax Band: A | Floor Area: 226.00 sq ft

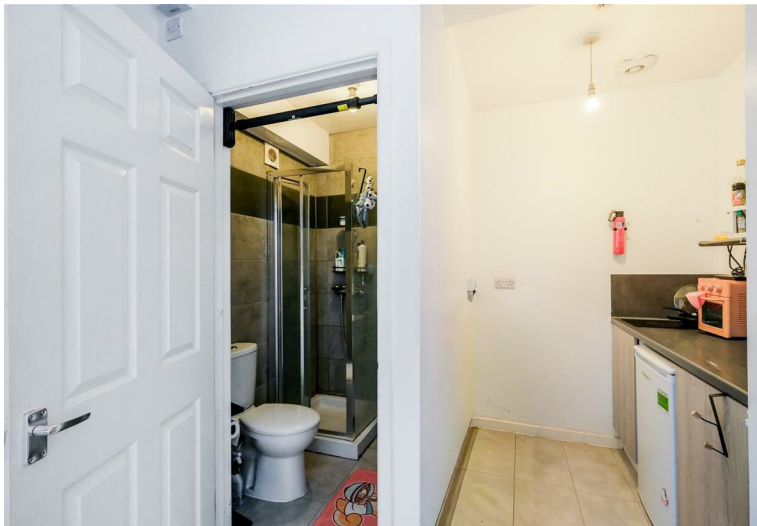
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Nestled in the charming area of Wellington Passage, Wanstead, this delightful studio apartment is available from Mid October. The studio features a well-proportioned reception room that offers versatility for both relaxation and entertaining. The shower is conveniently located, ensuring ease of access. The apartment benefits from an entry phone system, providing an added layer of security and convenience.

One of the standout features of this property is its prime location, just off Wanstead High Street. Residents will enjoy the vibrant local amenities, including shops, cafes, and restaurants, all within easy reach. Additionally, the close proximity to Snaresbrook and Wanstead train stations makes commuting to central London a breeze, appealing to professionals and commuters alike.

The apartment is unfurnished, allowing you the freedom to personalise the space to your taste. With electric heating and double glazing, you can expect a warm and energy-efficient environment throughout the year.

This studio apartment presents a fantastic opportunity for those looking to embrace the Wanstead lifestyle. Whether you are a first-time renter or seeking a convenient base in this sought-after area, this property is not to be missed.